

Award u/s 11 of the Land Acquisition Act, 1894 made by
Shri. S.A. Patil, Special Land Acquisition Officer No.5 Sangli.
in respect of the land acquired for Chilling Centre at village
Biur Taluka -Shirala District- Sangli.

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A W A R D

No. SPL/LAQ/V-SR-63/79
Office of the Special Land
Acquisition Officer, No.-5 Sangli.
Date:- 15-5-82

Title and particulars of Notification and details of the land:-

Acquisition of lands for construction of chilling centre at
Village Biur, Taluka- Shirala, District-Sangli.

NOTIFICATION UNDER SECTION 4 OF THE L.A. ACT.

Notification under section
4 of the Land Acquisition
Act.

published on page No.-611 of the
Maharashtra Government Gazette part-I
dated-25-2-1982, issued by the S.L.A.
O. No.-5 Sangli, under No.SPL/LAQ/V-
SR-63 dt. 15-2-82 .

Corrigendum to the section
the -4 ,notification.

Published on page No.62 of Mahara-
shtra Government Gazette Pune, Dn.
Supplement part-I dt. 6-1-1983 issue
-ed by the S.L.A. O. No.-5 under No.
No.dt. 8.12.82.

B) NOTIFICATION UNDER SECTION 6 OF THE L.A. ACT.

Notification under
section 6 of the L.A. Act

~~Pub~~Published on page No. 334 to 335
of the Maharashtra Government Gazette
Pune Dn. Supplement, part-I date-
10-2-83 issued by the Addl. Commis-
sioner Pune Dn. under No. LAQ/RN/1402
55/82 dt. 30-12-82.

DETAILS OF LANDS FINALLY NOTIFIED ON ACQUISITION:

District -Sangli. ,Tahsil- Shirala Village- Biur.
Gat+--Nosi- 249. part.

REASONS FOR AWARD:-

The District, Dairy Development Officer, Sangli, C/O #1 Government Milk Scheme, Miraj who is the acquiring body has under his letter No. LDC/-16/LD/Chilling Centre / Shirala/1463 dt. 15-7-1981. initiated the proposal to acquire certain Land at Village Biur Tahsil- Shirala, District- Sangli for the Construction of chilling centre at village Biur, Taluka- Shirala .

The Collector under this endorsement No. LAQ/SR-1428 dated the 12 th October 1981 directed the Special Land Acquisition Officer, No.5 Sangli. to start the land acquisition proceeding. The purpose of acquisition as stated in the proposal forwarded by the District Dairy Development Officer, Sangli is for the purpose of construction of chilling centre at village Biur Tahsil -Shirala ,District- Sangli. which is in the interest of public in general and hence it is a public purpose.

The Commissioner, Pune Division Pune under his notification No. LAQ/RR/1402/55/82 dt. 30-12-82 ,under section 6 of the Land Acquisition Act, published in the Maharashtra Government Gazette Pune Division Supplimented in the Suppliment dated the 10 th February 1983 on pages 334 to 335 declared that, the lands notified in the Schedule to the above notification are required for the purpose of Construction of chilling centre at village Biur, and appointed the Special Land Acquisition Officer, No.-5 Sangli, under clause 'C' of section 3 of the Land Acquisition Act, 1894 to perform the functions of a Collector for all the proceedings, hereafter to be taken in respect of the said lands and also directed the Special Land Acquisition Officer, to take a

order for acquisition of the said land under section -7 of the Land Acquisition Act.

2) AREA OF THE LANDS UNDER ACQUISITION IN THE PRESENT CASE:

DETAILS OF LANDS UNDER ACQUISITION:-

.....	
Sb. No.	Area
	H. A.
1	2
.....	
249 part.	0.62.

.....

The lands under acquisition were got measured jointly by the representatives of the Acquiring Body and the Survey Department. The result of the measurement works has been mentioned in the plans, Table-sheet and in Joint Measurement Certificate. None of the interested persons raised any objection to the measurement so carried out and hence the area shown in the Joint Measurement Certificate in respect of land under acquisition is taken as true area for the purpose of awarding compensation amount.

3) NOTICES AND OWNERSHIP:-

After publication of notification under section 6 public notice under section 9(1) and (2) of the Land Acquisition Act was published in the village Baur and in the Tahsil- Office shirala on and the land under acquisition. Similarly individual notices under section 9(3) (4) were served to the interested ~~in the land~~ ~~acquisition~~ persons requiring them to state the nature of their ~~xxx~~ interest in the Land under Acquisition and their claims for compensation and objections if any to the measurement made under section 8 of the Land Acquisition Act.

In response to the notices the ~~X~~ Khatedars have not raised any objections to the proposed acquisition.

4) OWNERSHIP:-

The entries in the Record of Rights(v.F.XIII VII-XII) Village Record 8-A are taken as base for deciding owner-ship. There is no dispute about the ownership of the land under acquisition.

5) SITUATION AND DESCRIPTION:-

The lands are situated near to the village Goathan of Shirala and about ~~the~~ 3 K.M. from the goathan of village Biur. The lands have ~~present~~ prospects for being converted into Non-Agricultural lands in near future, as they situated on the northern side of the Shirala, Chandoli, Road, which is ^a district high -ways, passing in front of the lands under acquisition. During the course of the the site inspection it was also observed that the building activity is progressing in this area, in near future, ~~there is~~ ^{the} side of Morna Colony ^{is situated} just near to the land under acquisition. The lands are treated as agricultural ~~ix~~ lands for the purpose of valuation. The lands under acquisition are Jirayat lands.

Except some ~~a~~ rare sales and purchases of the agricultural commodities, there is no market place for the agricultural produce in the village Biur. The people of the village have to take the commodities for sale to shirala village which is about 3 miles from this village. The weekly bazar of village Biur is somewhat useful for such occasional sales or purchases, but the turnover in this bazar is meagre. There is no medical aid available and the people have to rush to village Shirala for incidental medical aid. The population of this village is 1436 according to 1971 census.

The lands are classified as ~~and~~ Jirayat lands.

6) CLASSIFICATION OF LANDS:-

2. Taking into consideration actual are of the lands under acquisition, ^{area} ~~are~~ classified as Jirayat land^{here}, .However, the lands under acquisition are situated on Islampur-Peth, -^{Shirala-Chandoli} main Road and near to the village goatnan of Shirala, ^{which} ~~which~~ is Taluka place. The Land ^{in question is a capacity of being} acquisition have prospects ~~for~~ being ~~xxxxxxxxxxxx~~ ~~xxxx~~ converted into the Non-Agricultural lands in near future . On enquiry with the Tahsildar Shirala , it is known that the area to be reserved for construction ofx a Cinema Theatre a situated just near to the lands under acquisition. With reference to the details enquiry and ~~right in~~ site ~~xxx~~ inspection made by the Special Land Acquisition Officer, No.5 , it is decided that , ~~it~~ although the average assessment of the lands under acquisition , is only ¹⁻⁶⁸ ~~9-45~~ per hectare , they may be valued at a higher rate .

7) POT KHARAB LANDS:-

There is no pot-kharab , area in the lands under acquisition.

8) C L A I M S : -

The statement showing the claims made by the interested persons who remained present in response to the notices under section 9 of the Land Acquisition Act is enclosed (Annexure 'A') The remarks in respect of the claims are recorded in the last column.

9) EVIDENCE IN SUPPORT OF CLAIMS:-

The interested persons who were present during the enquiry under section 9 of the Land Acquisition ~~not~~ ^{not} have ^{not} adduced any ~~ex~~ evidence for valuation of the land under acquisition . However, they have stated that the lands under acquisition may be valued at the present market rate prevalling in the locality ,. Their request will be considered after observing all the formalities.

10) EVIDENCE BY THE ACQUIRING BODY:-

The Accuiring ^{Body} has not adduced any evidence regarding

There are in all 17 sale instances available for discussion. The average assessment of the lands, under acquisition, works out to Rs 1.08 per hectare. So it will be proper and fair to consider the sale instances of the lands, which are having assessment of Rs 1.08 or near about .

out of the above 17 sales the sales of the lands at ~~Sr. No. 2,3,4,5,6,7,8,10, 12,13,15~~ Sr. No. 2,3,4,5,6,7,8,10, ~~12,13,15~~, are respect of superior Jirayat ^{lands} and for away from the lands under acquisition ~~lands~~ and the average assessment of these lands is above , Rs 2.00. Comparing to this, the lands under acquisition are ~~in the sale~~ of inferior type of Jirayat ^{lands}. Hence the above mentioned sales are discarded.

The sales at Sr. No. 1,9,11,14, are in respect of inferior Jirayat lands. The average assessment of these lands works out to Rs 1.06,2.00,1.33,1.85, per hectare. The lands in question , are situated away from the lands under acquisition. The above ~~sales are therefore cannot~~ ~~can not~~ be taken into consideration for valuing the lands under acquisition . Hence they have been discarded.

The sale at Sr. No. 16 , is in respect of Gat. No. 25A. The land involved in this sale is sold on 18.1.83 , at Rs 33333/- per hectare which is situated near to the Blur Hoathan as well as on the Circle of four main Roads , ~~Hence~~ The price fetched for the sale is very high . Hence it is not possible to consider the sale for valuing the lands under acquisition.

Similarly the lands involved in sale at Sr. No. 17 is situated near to the Morna River and will come under irrigation tract, Hence discard.

The lands under acquisition are situated on the northern side of the Chandoli , shirala Road. which is ~~district~~ district highway. ~~any~~ ~~are~~ Non-Agricultural activities have been started round about the land under acquisition. Taking

into consideration the above fact and the rising trend of prices in general. It is fair and judicious to Award Compensation at the rate of Rs 15000/- per hectare for the lands under acquisition, and I ordered that the compensation should be awarded accordingly.

14) STRUCTURES :-

There are no structures in the lands under acquisition hence ~~there~~ question of according compensation on this factor does not arise.

15. TALS AND WELLS :-

~~There are~~ no tals, as well as wells are coming under acquisition, in this case.

16. FENCING, COMPOUND WALLS ETC. :-

There is no fencing compound wall etc. ⁱⁿ the land under acquisition. Hence question of awarding compensation on this point does not arise.

17) TREES :-

There are no trees in the lands under acquisition.

18) INAM- LANDS :-

The lands under acquisition are not inam lands.

19) DAMAGES ON ACCOUNT OF :-

1) Severance

2) Injurious affection.

3) Loss of business good-will etc.

There is no severance, fragment formed due to the land acquisition proceeding. There is no injurious affection,

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A W A R D :-

I) therefore declare that,

i) The true area of the land under acquisition is ^{H.A.} 0.62
sixty two Areas.

II) total amount of compensation payable Rs (10,695-00)
~~the~~ Ten Thousand Six Hundred Ninty-five only .

III) Apportionment according to apportionment statement
enclosed.

The land having been finally acquired shall vest in
Government free ^{from} all encumbrances, equities, other than
Government.

Place:- Sangli.

Date:- 31-3-1983.

(S.A. Patil.)

Special Land Acquisition Officer,
No.-5, Sangli.

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SBP/

Name of Party for which card was sent: _____
 No. of box of "Amulet" is the following: _____
 Price of _____ \$ _____

[illegible]